



Marlborough Road

- GEE CROSS -

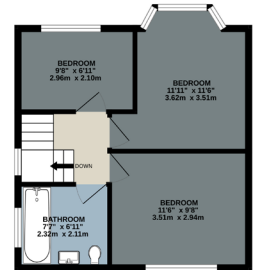
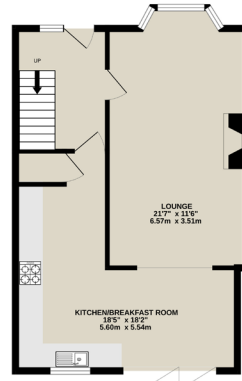
Looking for a something different?
This could be the one...

KEY POINTS

- Stunning contemporary home
- Extended property giving you fabulous living space
- Great reception room plus kitchen/diner
- Great outdoor space with space for entertaining adults and children!
- Walking and cycling from your front door
- Easy access to Gower Hey Wood

GROUND FLOOR
538 sq. ft. (50.0 sq.m.) approx.

1ST FLOOR
388 sq. ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA - 926 sq. ft. (86.1 sq.m.) approx.
*Actual cover should be taken from the title plan and is subject to the Ordnance Survey, measurements of which, windows, doors and any other items are approximate and for information only. It does not constitute a guarantee of any kind. The agent is not responsible for any errors or omissions in this advertisement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The dimensions, contents and specifications shown here are not intended to be used as a basis for any agreement or liability. Plans are subject to change without notice and are available on request only.



Welcome to Marlborough Road a beautiful semi-detached property which would make the perfect home for those looking for somewhere to move straight into and enjoy.

On entrance the hallway welcomes you in, with a beautiful, tiled floor and statement colour palette you start to realise this is not an ordinary family home. Turn left into the fabulous sitting rooms. You have the benefit of a beautiful large front window flooding this room with light.

Wood floors, a stylish multi fuel log burner and bespoke fitted furniture add further character to this wonderful room to enjoy with family and friends.

This open plan room has been extended and leads to an informal dining area. With views over the rear sunny garden and open to the beautiful cream coloured kitchen with oak work tops, a real, home cook's kitchen it is stylish and practical with all the work tops and storage you could ever need. This is the perfect layout to gather all of your friends and family for celebrations and spur of the moment get togethers.

A cupboard under the stairs gives all important Hoover and ironing board storage.

In the summer months you can open the bi fold doors and dine outside with ample space to entertain and for young children to kick a football.

Head to the first floor where there are three good sized bedrooms and family bathroom off the spacious landing.

The principal is at the rear of the house with ample built in storage and space for bedside tables, a tranquil place to relax at the end of a long day.

The second double overlooks the front garden and is currently a child's room, this would make a great guest room and would also suit a teenager.

The third bedroom has been cleverly extended so is large enough for a single bed, double wardrobe and a desk area.

A stylish white bathroom with three-piece suite, thermostatic shower and heated towel rail is located at the top of the stairs and is a lovely space to relax in after a long day.

Outside

The current owners have created the perfect outdoor space for both adults and children. You have a wooden terrace area for lighting up the BBQ on a sunny afternoon and a place to relax. There is a garage for all of your bikes and garden furniture in the winter months and plenty of off road parking at the front of the property with direct access to the rear for those with muddy paws and feet.

Where it is

Marlborough Road is in the perfect location for accessing all the facilities of Gee Cross and Hyde, including two excellent primary schools.

You can stretch your legs with a wander through Gower Hey Woods or venture a little further up to Werneth Low and enjoy a glass of something nice on the way back down from one of the many establishments along the way.

There are local shops for the things you have forgotten and some great local activities for adults and children to keep you busy. You have a range of supermarkets to choose from and the rail and road networks are both easily accessible and the M60/67 a couple of minutes driveaway and several stations to choose from.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		86
91-95	B		
81-90	C		
69-80	D		
55-68	E	60	
39-54	F		
21-38	G		
1-20			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

TECHNICAL DETAILS

- Freehold/ Leasehold
- Council tax band -
- Boiler location -
- Boiler type -
- Loft - Boarded/Light/Ladder ????
- Off road parking for several cars
- Garage to the rear
- Walking distance into Hyde and Gee Cross

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